

O'BRIEN MURPHY RESIDENCE

1723 CALLE CERRO, SANTA BARBARA, CA 93101

PLANNING SUBMITTAL
SEPTEMBER 12, 2019

PLANNING RESUBMITTAL
DECEMBER 12, 2019

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PP0 COVER SHEET

ARCHITECTURE

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ANDERSON BRULÉ
ARCHITECTS

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San Jose, California 95113
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SET

PROJECT INFORMATION

PROPERTY OWNER INFORMATION: DAVE O'BRIEN & JOANNE MURPHY
ADDRESS: 1723 CALLE CERRO
SANTA BARBARA, CA 93101
PHONE NUMBER: 408-535-2954
ZONE: RS-6
APN: 041-040-047
LOT SQUARE FOOTAGE: 6,621.76 SQ. FT. (0.152 ACRES)
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL
CONSTRUCTION TYPE: TYPE V-N
OCCUPANCY GROUP(S): R-3 SINGLE FAMILY RESIDENCE
APPLICABLE CODES: 2016 CBC
CITY OF SANTA BARBRA ORDINANCE TITLE 30
AVERAGE SLOPE OF SITE: 33 PERCENT

GRADING PROPOSED
CUT AND FILL UNDER MAIN BLDG. 1.56 CU. YD. CUT
CUT AND FILL OUTSIDE MAIN BLDG. 0 CU. YD. CUT
IMPORT 0 CU. YD.
EXPORT 1.56 CU. YD.

EXISTING PAVED AREA: 379.69 SQ. FT.

PARKING REQUIREMENTS: 1 COVERED SPACE

EXISTING PARKING: 1 COVERED SPACE

PROPOSED PAVING: 0

EXISTING NUMBER OF FLOORS: 2

PROPOSED NUMBER OF FLOORS: 0

HIGH FIRE: NO

FLOOD PLAIN: NO

SWMP: TIER 2

MAXIMUM ALLOWABLE AREA: 2,855 SQ. FT.

SQUARE FOOTAGE:	NET	GROSS
EXISTING RESIDENCE -		
EXISTING FIRST FLOOR	926 SQ. FT.	1,027 SQ. FT.
INCLUDES STAIRS		
NOT INCLUDING ACCESSORY AREA & GARAGE		
EXISTING SECOND FLOOR	674 SQ. FT.	751 SQ. FT.
DOES NOT INCLUDE STAIRS		
EXISTING ACCESSORY AREA	109 SQ. FT.	142 SQ. FT.
EXISTING GARAGE	367 SQ. FT.	409 SQ. FT.
EXISTING TOTAL	2,076 SQ. FT.	2,329 SQ. FT.

NO PROPOSED ADDITIONAL SQUARE FOOTAGE.

PROJECT DIRECTORY

ARCHITECT:
ANDERSON BRULÉ ARCHITECTS
325 SOUTH FIRST STREET
4TH FLOOR
SAN JOSE, CA 95113
CONTACT: GARRY CROSS
PHONE: (408) 298-1885
FAX: (408) 298-1887

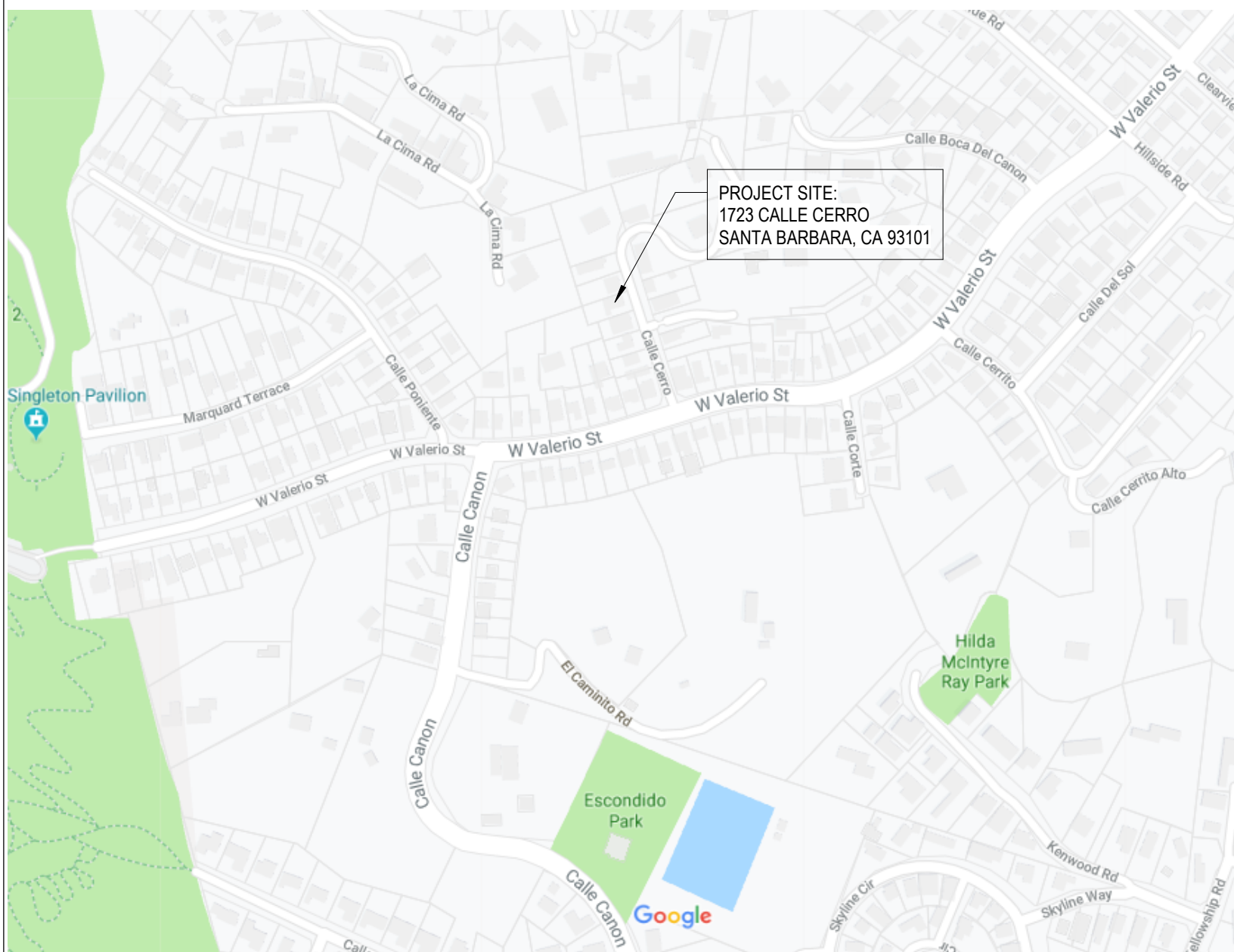
GENERAL CONTRACTOR:
SEGURO CONSTRUCTION
308 EAST COTA STREET
SUITE C
SANTA BARBARA, CA 93101
CONTACT: TODD BUYNIAK
PHONE: (805) 564-7800
FAX: (805) 564-7809

* * SUMMARY / SCOPE OF WORK * *

THIS DRAWING SET INCLUDES THE FOLLOWING SCOPE OF WORK PROPOSED FOR PERMIT:

- INTERIOR REMODEL/RENOVATION
- REPLACE ONE EXTERIOR WINDOW ON THE EAST SIDE AND ONE EXTERIOR WINDOW ON THE SOUTH SIDE
- MOVE FRONT ENTRY OPENING OVER A FEW FEET AND REPLACE THE EXISTING DOOR WITH A NEW DOOR AND SIDELIGHT
- SHINGLE ROOF AT ENTRY WILL BE REMOVED AND REPLACED WITH A LOW SLOPED ROOF
- SHINGLE ROOF AT ENTRY ALSO INCLUDES REMOVAL OF TRELLIS

VICINITY MAP



ARCHITECTURAL ABBREVIATIONS & LEGEND

(E)	EXISTING		BUILDING SECTION SYMBOL SECTION IDENTIFICATION SHEET NUMBER OF SECTION DRAWING
C	CARPET		EXTERIOR ELEVATION SYMBOL ELEVATION IDENTIFICATION SHEET NUMBER OF ELEVATION DRAWING
T	TILE		INTERIOR ELEVATION SYMBOL ELEVATION IDENTIFICATION ELEVATION DIRECTION SHEET NUMBER OF ELEVATION DRAWING
HW	HARDWOOD		ROOM IDENTIFICATION ROOM NAME ROOM NUMBER ROOM AREA
(G302)	KEY NOTE		NORTH ARROW
	DATUM POINT OR ELEVATION		REFERENCE
(101A)	DOOR SYMBOL (ROOM NUMBER, DOOR IDEN)		DOOR SWING DOOR, SEE DOOR SCHEDULE
(W88)	WINDOW SYMBOL		SCREEN DOOR
	DETAIL SYMBOL DETAIL IDENTIFICATION SHEET NUMBER OF DETAIL DRAWING		
	AREA OF DETAIL CUT PERPENDICULAR TO THE VIEW		
	AREA OF DETAIL CUT PARALLEL TO THE VIEW		

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all buildings, but may or may not include basement/cellar floor area. For further clarification of these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	1723 Calle Cerro
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,076

ENTER Zone ONLY from drop-down list:	OTHER
ENTER Net Lot Area (in sq. ft.):	6,621
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	No
The FAR Requirements are:	GUIDELINE**

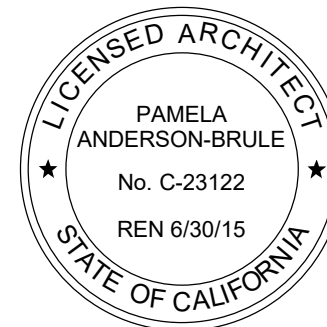
ENTER Average Slope of Lot:	33.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	Yes
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15	

FLOOR AREA RATIO (FAR):	0.314
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.431
100% MAX FAR (in sq. ft.):	2,855
85% of MAX FAR (in sq. ft.):	2,427
80% of MAX FAR (in sq. ft.):	2,284
The 2076 square foot proposed total is 73% of the MAX FAR.*	

* **NOTE:** Percentage total is rounded up.
****NOTE:** If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

Acresage Conversion Calculator	
ENTER Acresage to Convert to square footage:	0.15
Net Lot Area (in sq. ft.):	6534

STAMP:



NO. DATE REVISIONS

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1723 CALLE CERRO
SANTA BARBARA, CA

PROJECT NO. 19-0401-0

DATE: 12-12-19

SHEET TITLE:

COVER SHEET

SCALE: 1/4" = 1'-0"

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PP0



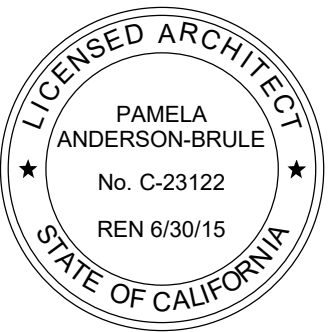
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SITE PLAN

SCALE: As indicated

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PP1

SITE PLAN KEYNOTES

- STEP
- (E) PORCH
- WATER HEATER & FURNACE CLOSET
- NOT USED
- (E) RETAINING WALLS & STAIRS
- BRICK/PAVERS
- SPA
- WOOD DECK
- WROUGHT IRON GATE
- PLANTING AREAS
- STONE PAVERS
- STONE STEPS
- NOT USED
- SPLIT RAIL FENCE
- CHAIN LINK FENCE
- PARKING
- WATER METER
- STONE CAPPED RETAINING WALL
- CONCRETE RETAINING WALL
- CONCRETE WALKWAY
- ELECTRICAL METER
- CONCRETE PATIO
- STAIRS TO SPA AREA
- LANDSCAPING
- STONE CAPPED STEPPED RETAINING WALL
- CONCRETE STEP
- CONDENSING UNIT
- NOT USED
- ACCESSORY STRUCTURE BELOW DECK
- NOT USED
- WROUGHT IRON RAILING

SITE PLAN SHEET NOTES

- FENCES AND HEDGES HAVE NOT CHANGED, NOT EXCEEDING 8'-0" SHOWN ON PREVIOUS APPROVED PLANS DATED 3/29/2001.

LEGEND

- DRAINAGE FLOW
- 10' X 10' VISIBILITY TRIANGLE

1 SITE PLAN

1/8" = 1'-0"

2 STORM WATER MANAGEMENT PROGRAM CALCULATIONS

1/8" = 1'-0"

TOTAL REDUCTION OF IMPERVIOUS SURFACES = 115 SQFT.

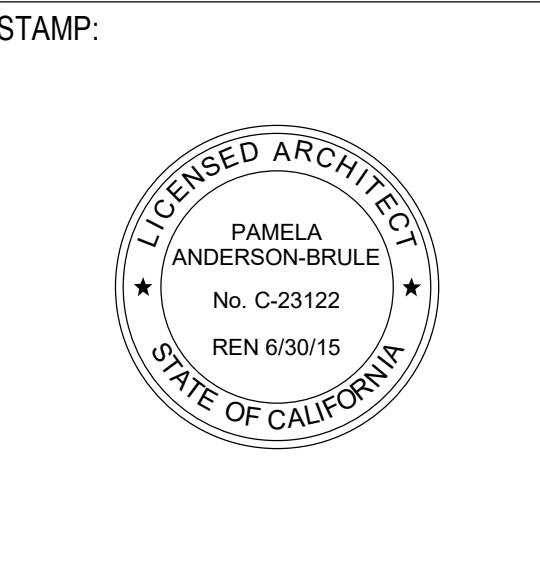


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FIRST FLOOR
DEMOLITION PLAN

SCALE: As indicated

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DEMOLITION PLAN KEYNOTES

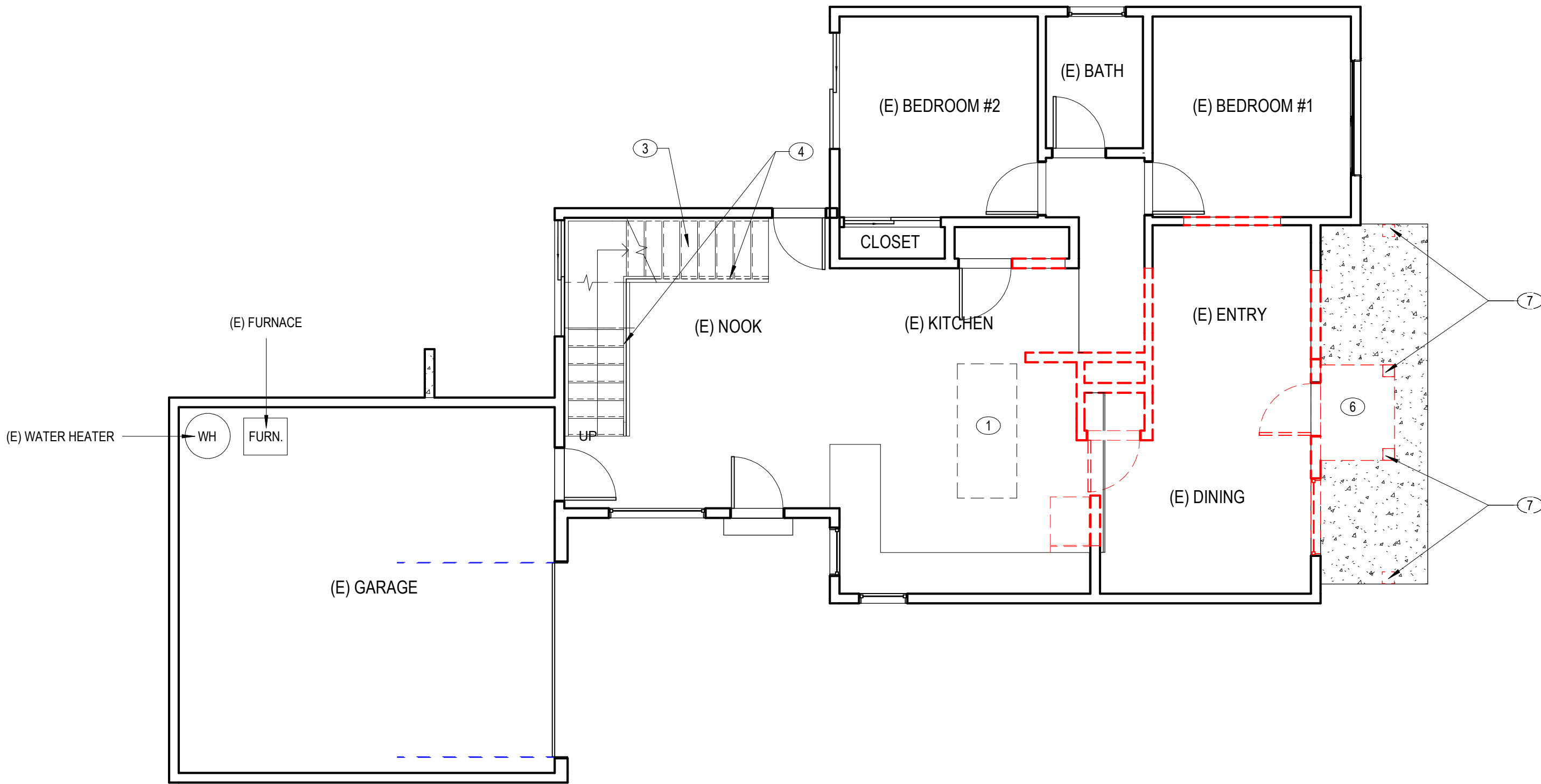
- 1 REMOVE (E) ISLAND
- 2 REMOVE (E) LOWER SECTION OF STAIRS
- 3 STAIRS TO REMAIN
- 4 STAIRS RAILING TO BE REMOVED
- 5 NOT USED
- 6 REMOVE (E) STEP
- 7 REMOVE (E) POSTS

SHEET NOTES

- 1 REMOVE ALL EXISITING FLOORING
- 2 REMOVE ALL EXISITING CARPET

DEMOLITION PLAN LEGEND

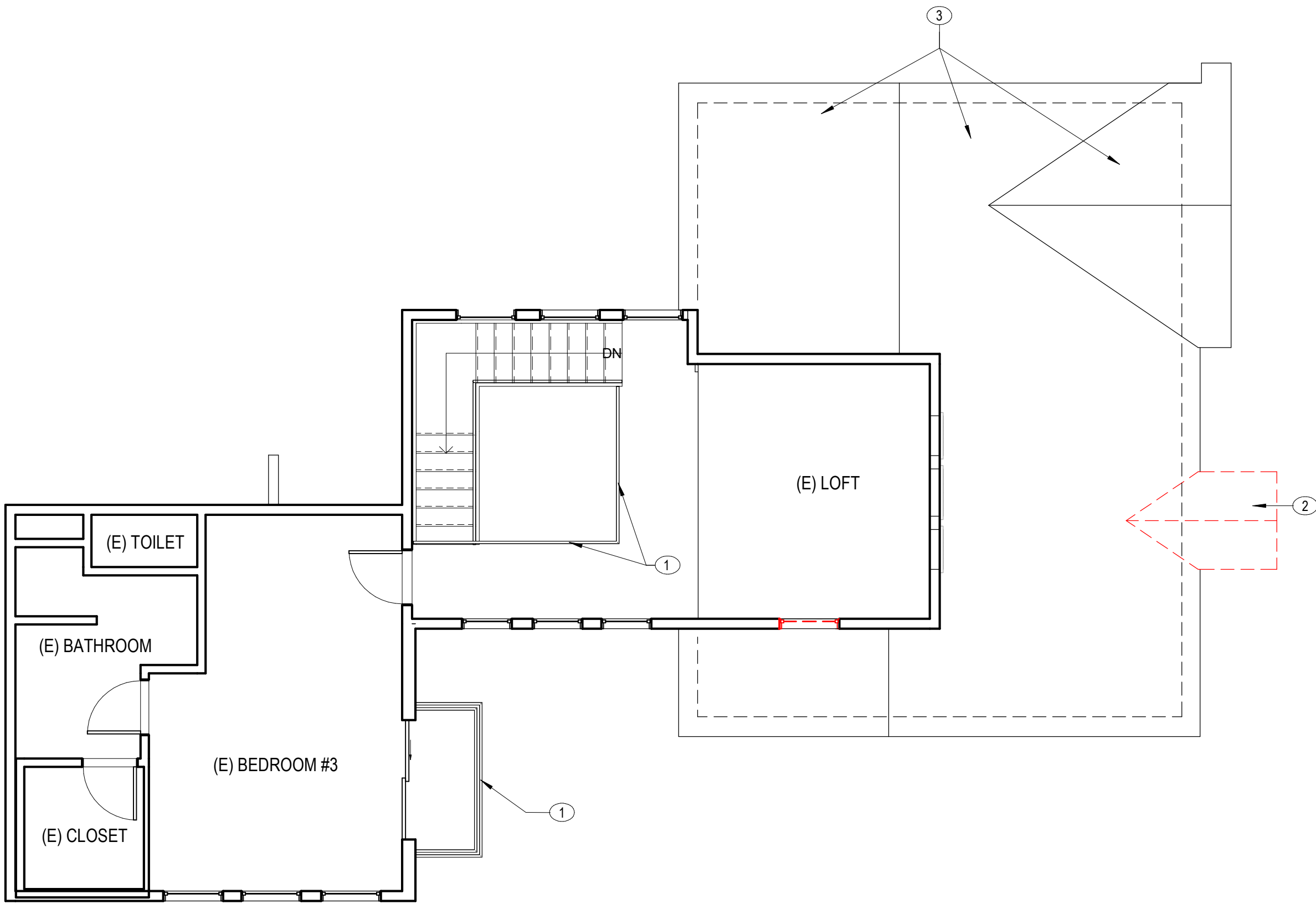
- EXISTING WALL TO BE REMOVED
- EXISTING WINDOW TO REMOVE
- DOOR, FRAME & HARDWARE TO BE REMOVED



1 FIRST FLOOR DEMOLITION PLAN
3/16" = 1'-0"

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1 SECOND FLOOR DEMOLITION PLAN
3/16" = 1'-0"



DEMOLITION PLAN KEYNOTES

- 1 REMOVE (E) BALCONY RAILING
2 REMOVE (E) GABLE ROOF OVER ENTRY
3 (E) ROOF TO REMAIN

SHEET NOTES

- 1 REMOVE ALL EXISTING FLOORING
2 REMOVE ALL EXISTING CARPET

DEMOLITION PLAN LEGEND

- EXISTING WALL TO BE REMOVED
= EXISTING WALL TO REMAIN
DOOR, FRAME, & HARDWARE TO BE REMOVED



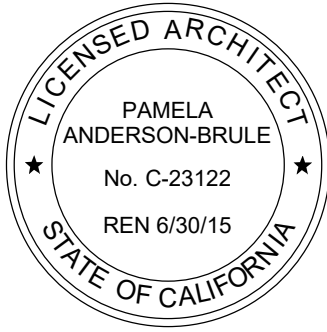
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SHEET TITLE:

SECOND FLOOR
DEMOLITION PLAN

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PP3

1 FIRST FLOOR PLAN
3/16" = 1'-0"

3 KITCHEN TO DINING STEP TRANSITION
1/2" = 1'-0"

FIRST FLOOR PLAN SHEET NOTES

- 1 ALL EXTERIOR TO BE PAINTED.
- 2 FRONT DOOR TO BE PAINTED.
- 3 SCOPE OF INTERIOR PAINTING TO BE DINING ROOM, FOYER, KITCHEN (INCLUDING 2-STORY SPACE), AND FAMILY ROOM, (E) BEDROOMS 1 & 2
- 4 KITCHEN CABINET WORK TO BE MODIFIED TO ACCOMMODATE A NEW APPLIANCES / SINK & PLUMBING / FIXTURE INSTALLATIONS.
- 5 NEW KITCHEN COUNTER TOPS.

FIRST FLOOR PLAN KEYNOTES

- 1 REFRIGERATOR
- 2 EXTEND LOWER CABINET & COUNTERTOP
- 3 PICTURE WINDOW - 6'-0" X 6'-0"
- 4 FRONT DOOR - 3'-0" / SIDE WINDOW - 2'-5 7/8"
- 5 NOT USED
- 6 (E) STAIR
- 7 (E) UPPER STAIR
- 8 NOT USED
- 9 (E) SLIDING GLASS DOORS
- 10 NOT USED
- 11 NOT USED
- 12 CLOSET DOOR - 3'-0"
- 13 NOT USED
- 14 NOT USED
- 15 EXISTING WINDOWS
- 16 EXISTING SLIDING GLASS DOORS
- 17 SLIDING WOOD DOORS, CLOSET SYSTEM
- 18 PR 2'-0" X 6'-0", PULL OUT SHELVES
- 19 SHELF / POLE
- 20 STOVE, OVEN BELOW

FIRST FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW FULL HEIGHT PARTITION
- HW HARDWOOD FLOOR - SEE MATERIALS & COLOR SHEET PP7
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR



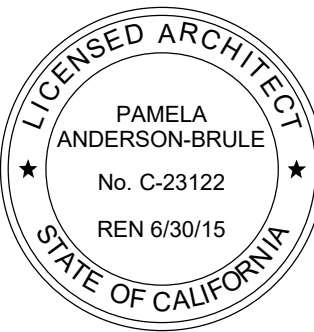
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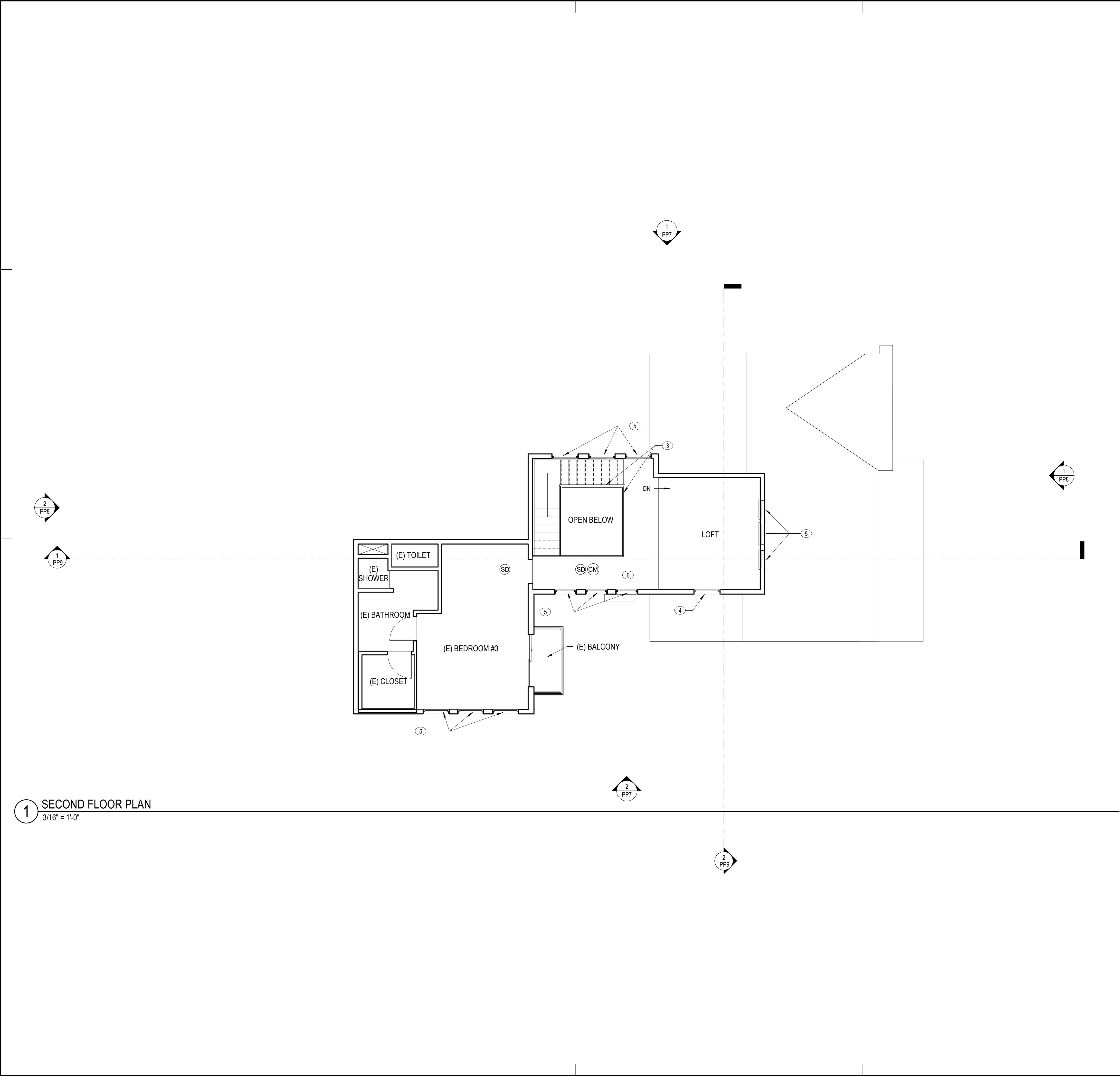
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FIRST FLOOR PLAN

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PP4



SECOND FLOOR PLAN SHEET NOTES

- 1 SCOPE TO INCLUDE PAINTING HALLWAY AND 2-STORY SPACE.

SECOND FLOOR PLAN KEYNOTES

- 1 NOT USED
2 NOT USED
3 REPLACE (E) RAILINGS W/CABLE DESIGN
4 REPAIR/REPLACE LEAKING WINDOW
5 EXISTING WINDOWS
6 HARDWOOD FLOORING

SECOND FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW FULL HEIGHT PARTITION
- HW HARDWOOD FLOOR - SEE MATERIALS & COLOR SHEET PP7
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR

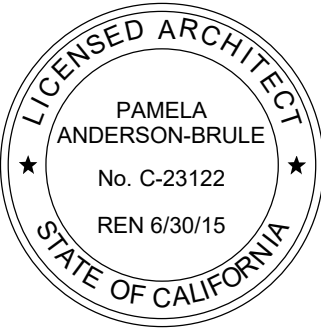


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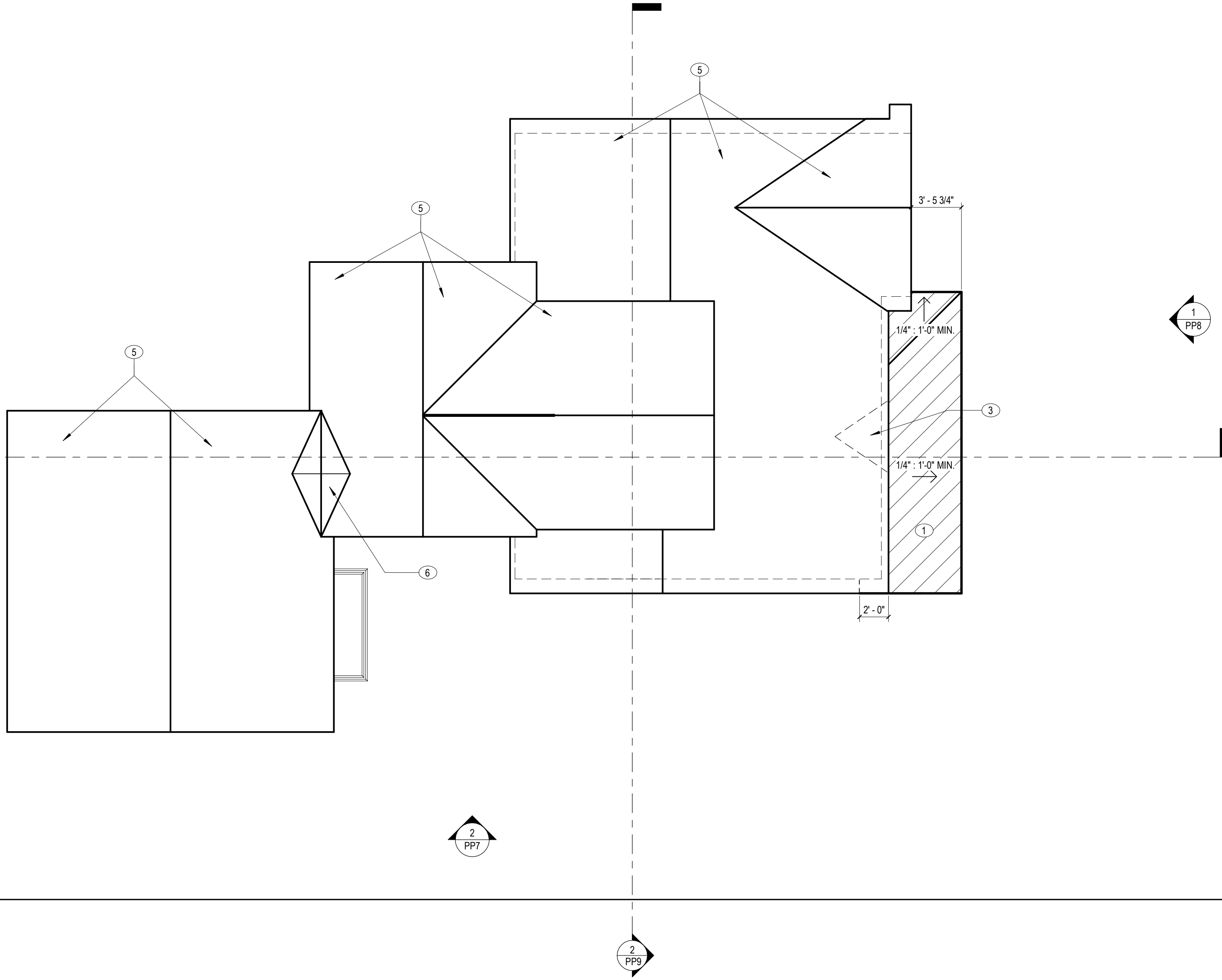
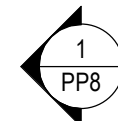
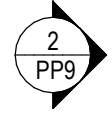
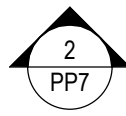
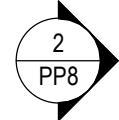
SECOND FLOOR
PLAN

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1 ROOF PLAN
3/16" = 1'-0"



ROOF PLAN KEYNOTES

- 1 BUILT UP ROOFING
- 2 NOT USED
- 3 PATCH AND REPAIR ROOF TO MATCH (E)
- 4 NOT USED
- 5 (E) ROOF
- 6 (E) CRICKET
- 7 (E) BALCONY



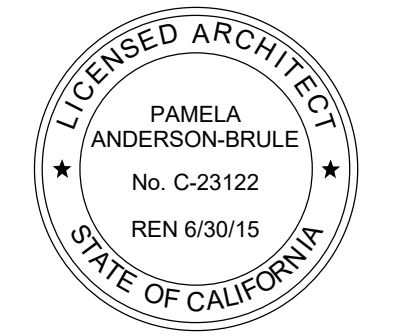
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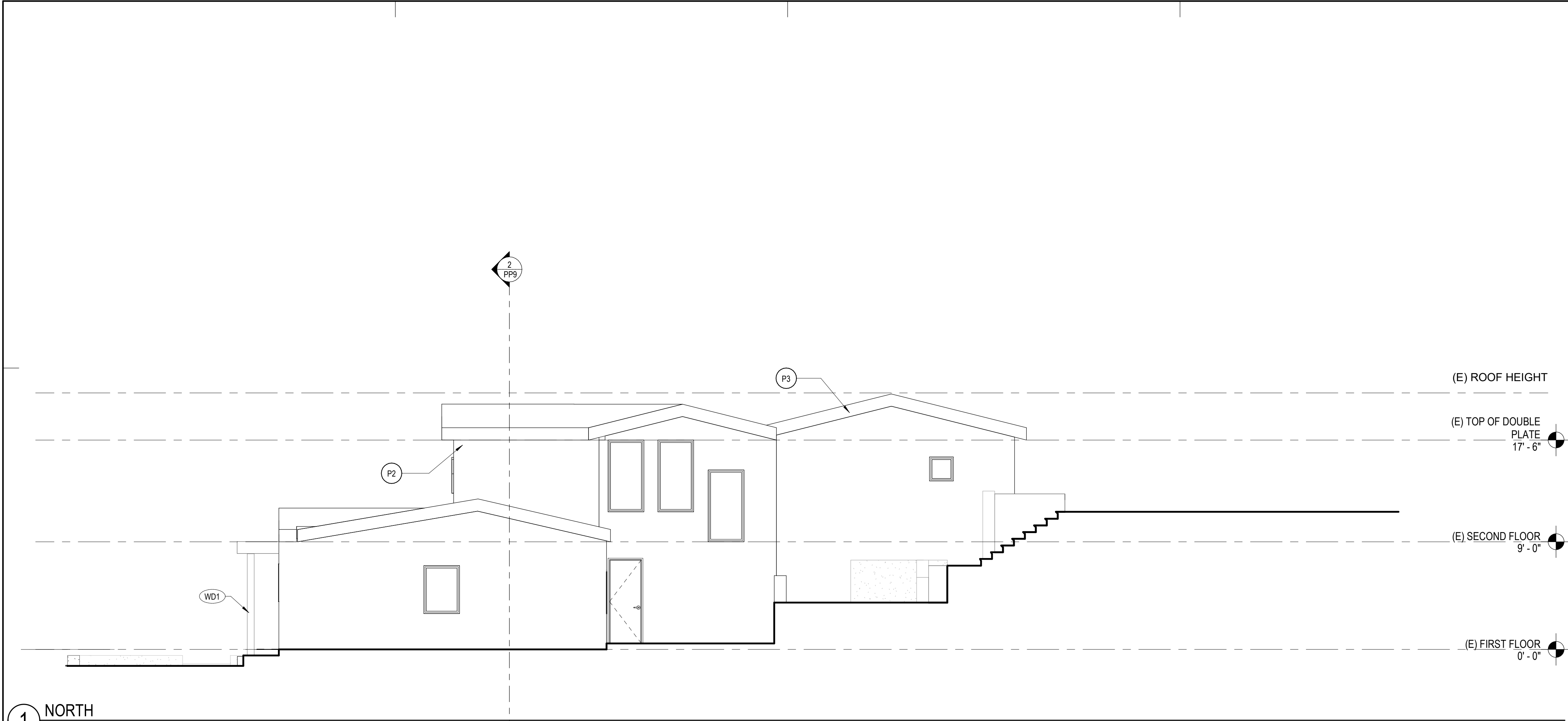
ROOF PLAN

SCALE: 3/16" = 1'-0"

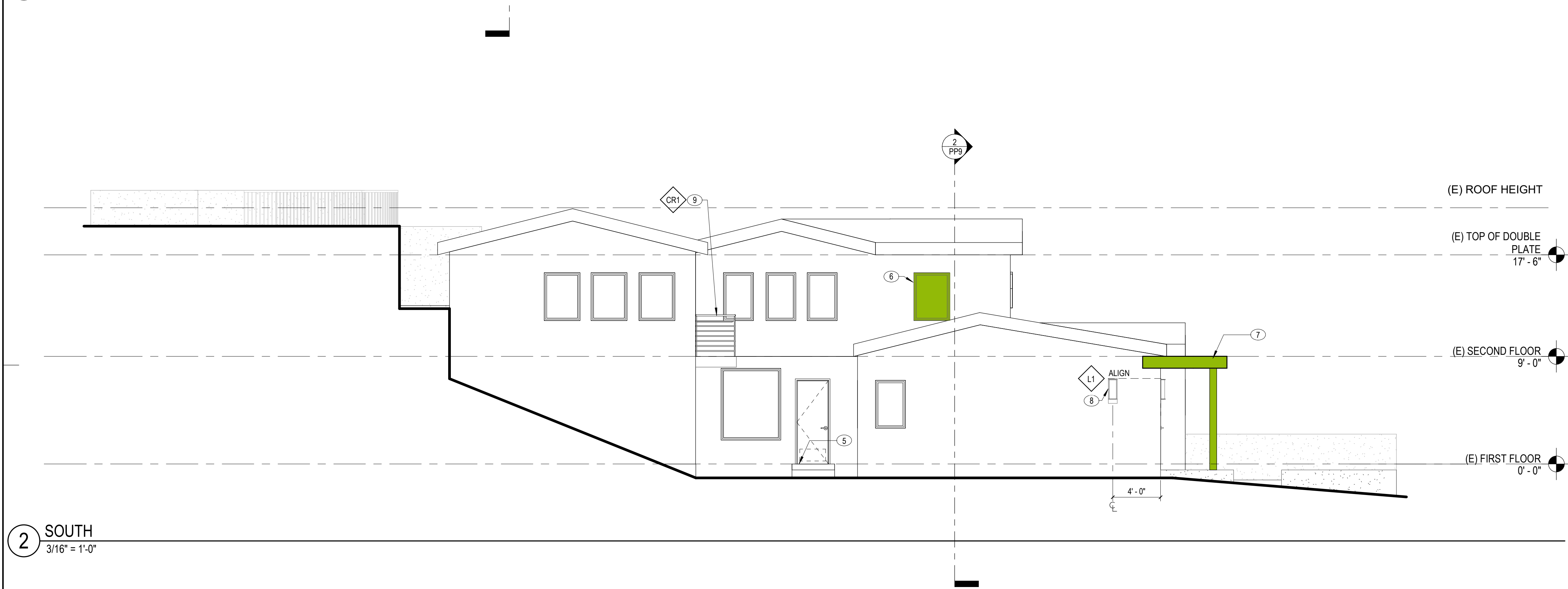
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PP6



1 NORTH
3/16" = 1'-0"



2 SOUTH
3/16" = 1'-0"

EXTERIOR ELEVATION SHEET NOTES

- 1 ALL BUILDING HEIGHTS TO BE VERIFIED
- 2 PAINT ALL SURFACES OF THE EXTERIOR OF THE BUILDING
- 3 ALL GRADES ARE EXISTING
- 4 BUILDING HEIGHTS TO REMAIN THE SAME

EXTERIOR ELVATION KEYNOTES

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 EXISTING STEPS
- 6 REPAIR/REPLACE LEAKING WINDOW (CASEMENT 36" X 48" FIXED)
- 7 CEDAR FASCIA
- 8 LIGHT FIXTURE
- 9 CABLE RAILING SYSTEM

MATERIALS & COLORS

- R1 ROOF
TYPE: EXISTING ASPHALT SHINGLES

WD1 WOOD POST AND FASCIA
TYPE OF WOOD: CEDAR
STAIN: NATURAL CLEAR OIL
SEAL: CLEAR

L1 LIGHTING
MFR: LUMENS LIGHT AND LIVING
FIXTURE: ROWAN LED OUTDOOR WALL
SCONCE
COLOR: BRONZE

P2 PAINT
MFR: DUNN EDWARDS
COLOR: DE6277 PEBBLE WALK
LOCATION: EXTERIOR WALLS

P3 MFR: DUNN EDWARDS
COLOR: DE6240 WATERMIST
LOCATION: ROOF FASCIA

CR1 CABEL RAILING
MFR: SAN DIEGO CABLE RAILINGS
TYPE: IPE HARDWOOD TOP RAIL
CABEL COLOR: SILVER
WOOD: NATURAL CLEAR CEDAR
- HW HARDWOOD FLOORING
MFR: PARKY
TYPE: WOOD
COLOR: MILK OAK PREMIUM

LEGEND

NEW



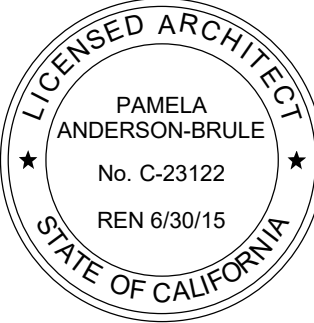
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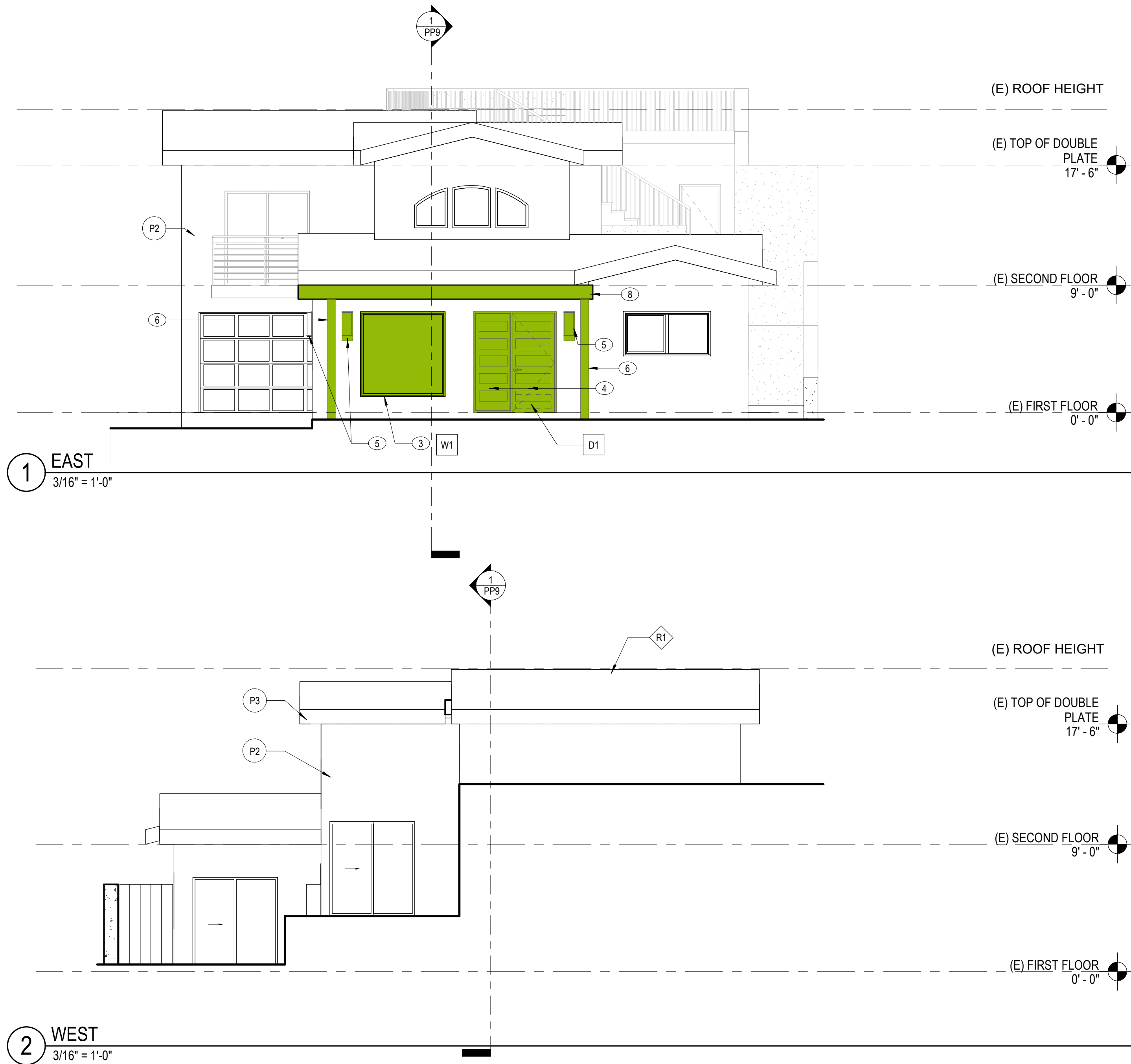
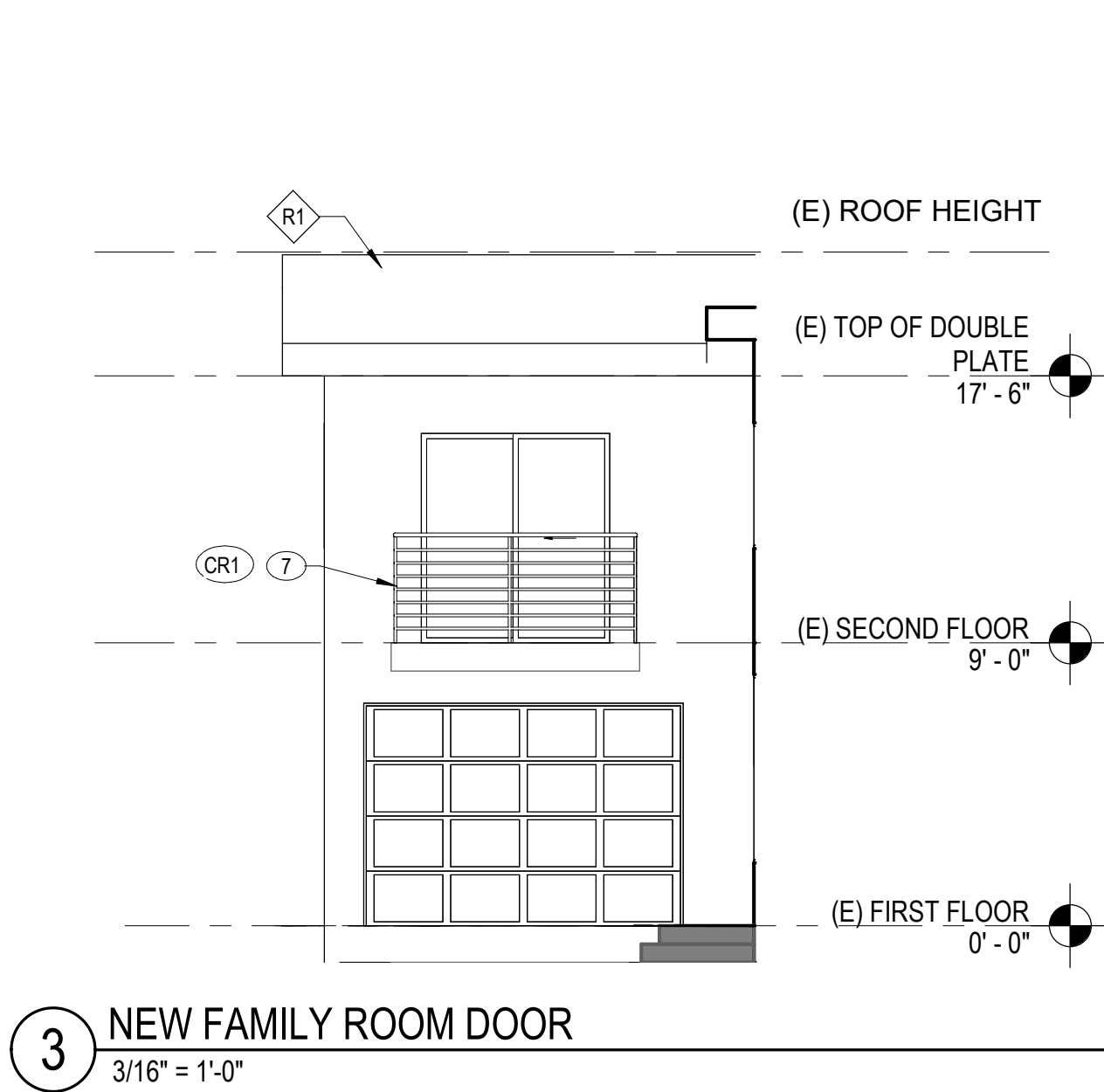
EXTERIOR
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PP7

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EXTERIOR ELEVATION SHEET NOTES

- 1 ALL BUILDING HEIGHTS TO BE VERIFIED
- 2 PAINT ALL SURFACES OF THE EXTERIOR OF THE BUILDING
- 3 ALL GRADES ARE EXISTING
- 4 BUILDING HEIGHTS TO REMAIN THE SAME

EXTERIOR ELVATION KEYNOTES

- 1 NOT USED
- 2 NOT USED
- 3 WINDOW - 6'-0" X 6'-0"
- 4 ENTRY DOOR - 3'-0" / SIDE WINDOW - 2'-5 7/8"
- 5 LIGHT FIXTURE
- 6 CEDAR CLAD POSTS
- 7 CABLE RAILING SYSTEM
- 8 CEDAR FASCIA

MATERIALS & COLORS

- R1 ROOF
TYPE: EXISTING ASPHALT SHINGLES
- SL1 SKYLIGHT
MFR: VELUX
TYPE: ELECTRIC "FRESH AIR" SKYLIGHT
COLOR: DARK BRONZE
- D1 ENTRY DOOR
MFR: SIMPSON DOOR
TYPE: 1550 CONTEMPORARY W/
MATCHING SIDELIGHT/FRAME
PAINT MFR: DUNN EDWARDS
COLOR: DEA152 DEEP CRIMSON
- HW HARDWOOD FLOORING
MFR: PAR-KY
TYPE: WOOD
COLOR: MILK OAK PREMIUM
- WD1 WOOD POST AND FASCIA
TYPE OF WOOD: CEDAR
STAIN: NATURAL CLEAR OIL
SEAL: CLEAR
- WD2 STORAGE ROOM SIDING
TYPE OF WOOD: CEDAR
STAIN: NATURAL CLEAR OIL
SEAL: CLEAR
- L1 LIGHTING
MFR: LUMENS LIGHT AND LIVING
FIXTURE: ROWAN LED OUTDOOR WALL
SCONCE
COLOR: BRONZE
- P2 PAINT
MFR: DUNN EDWARDS
COLOR: DE6277 PEBBLE WALK
LOCATION: EXTERIOR WALLS
- P3 MFR: DUNN EDWARDS
COLOR: DE6240 WATERMIST
LOCATION: ROOF FASCIA
- CR1 CABEL RAILING
MFR: SAN DIEGO CABLE RAILINGS
TYPE: IPE HARDWOOD TOP RAIL
CABEL COLOR: SILVER
WOOD: NATURAL CLEAR CEDAR

LEGEND

NEW



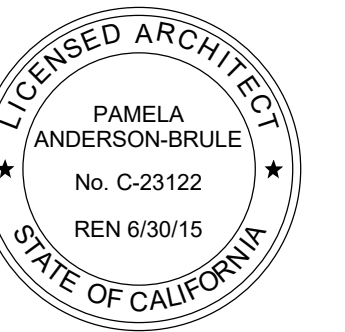
ANDERSON BRULÉ
ARCHITECTS

325 South First Street, 4th Floor
San Jose, California 95113
408.298.1885 | www.aba-arch.com

CONSULTANTS LOGO:

PLANNING RESUBMITTAL SET

STAMP:



NO. DATE REVISIONS

NO.	DATE	REVISIONS

PROJECT TITLE:

O'BRIEN
MURPHY
RESIDENCE
1723 CALLE CERRO
SANTA BARBARA, CA

PROJECT NO. 19-0401-0

DATE: 12-12-19

SHEET TITLE:

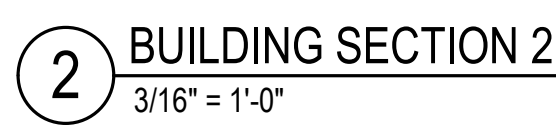
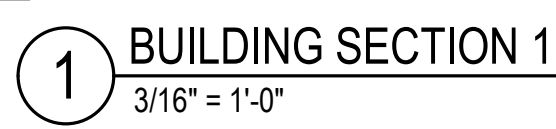
EXTERIOR
ELEVATIONS

SCALE: As indicated

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PP8

1 ALL BUILDING HEIGHTS TO BE VERIFIED

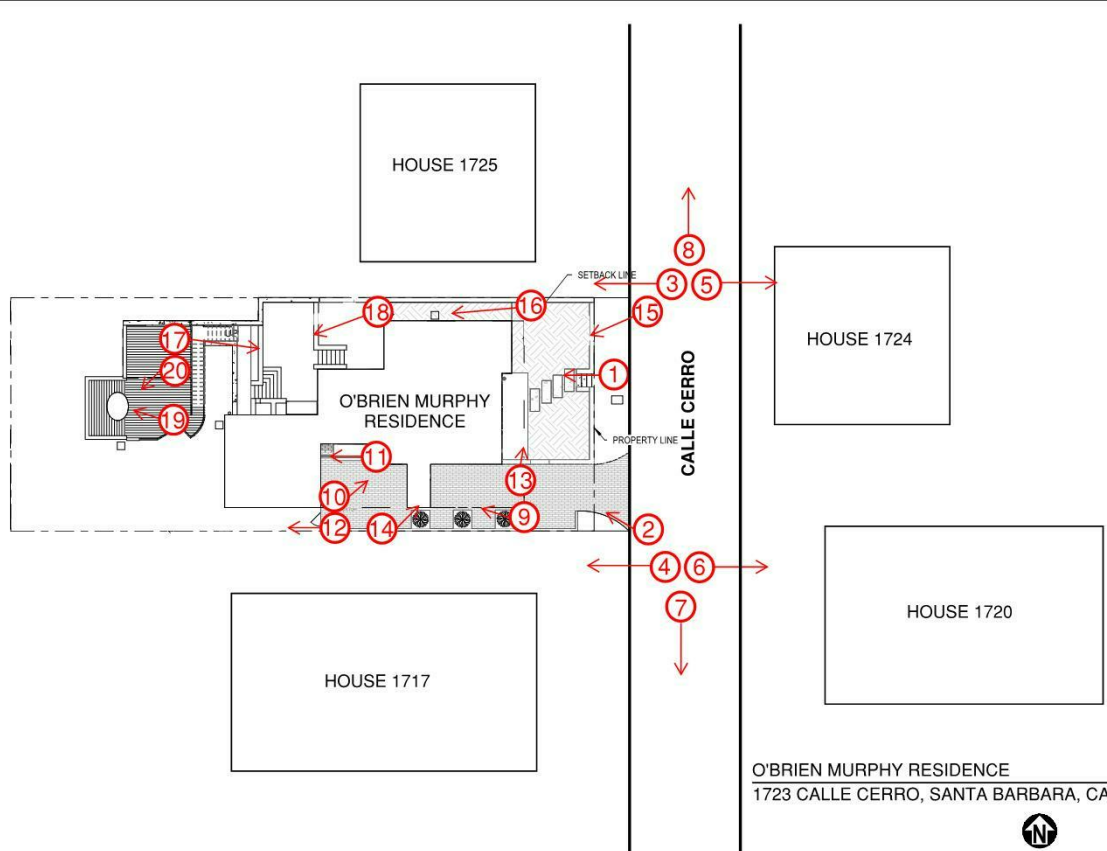


1 NOT USED
2 SITE WALL BEYOND
3 (E) ROOF
4 NOT USED
5 BUILT-UP ROOFING





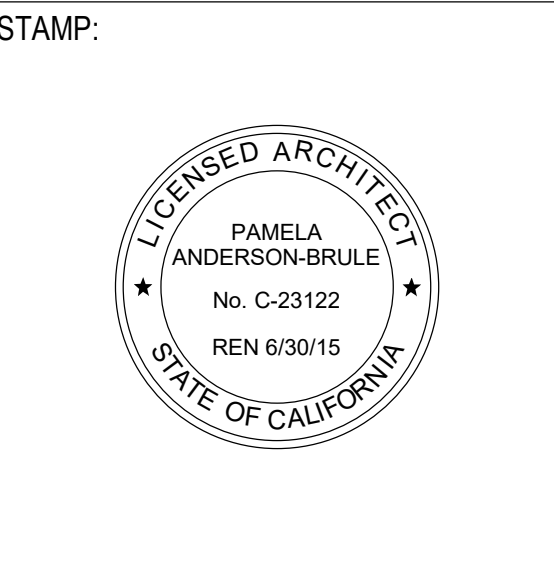
PHOTOGRAPH MAP



ANDERSON BRULÉ
ARCHITECTS
325 South First Street, 4th Floor
San Jose, California 95113
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NO.	DATE	REVISIONS

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1723 CALLE CERRO
SANTA BARBARA, CA

PROJECT NO. 19-0401-0
DATE: 12-12-19
SHEET TITLE:

SITE PHOTOS

SCALE:

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